



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

January 31, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

FIRE STATION 71 EXPANSION/RENOVATION PROJECT AWARD ARCHITECTURAL AGREEMENT (THIRD DISTRICT) (3-VOTES)

JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICE THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT:

1. Approve the total estimated project budget for the Fire Station 71 Expansion/Renovation Project (CP No. 70779) in the amount of \$2,163,354 to be funded by the Consolidated Fire Protection District's Accumulated Capital Outlay Fund.
2. Authorize the Fire Chief, or his designee, to execute an architectural agreement with Black, O'Dowd & Associates, Inc. in the amount of \$150,000 to provide architectural/engineering services for Fire Station 71 Expansion/Renovation Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

Approval of the recommended actions will enable the Consolidated Fire Protection District (the Fire District) to award an architectural agreement for the expansion and renovation of Fire Station 71, located at 28722 W. Pacific Coast Highway, Malibu.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Fire Station 71 was built in 1939 and is approximately 66 years old. As the size of apparatuses and the amount of required equipment have increased over time, the station's apparatus bay and storage areas have become inadequate for supporting modern life-safety operations. The paramedic squad is currently parked underneath a tent next to the apparatus bay. The station's antiquated mechanical systems and dormitory-style accommodations have become obsolete.

The proposed project will renovate the existing 2257 square foot fire station and expand it to a total of 3972 square feet. The project includes: expansion of the apparatus room to accommodate an engine, a truck, and a paramedic squad; remodeling the existing group dormitory into six separate personnel dorms; renovation of the kitchen; expansion of the dayroom/office to accommodate the captain's and paramedics' workstations; and installation of a new septic system, an emergency generator, an air compressor, and a modern communications system. In accordance with State and federal requirements, the proposed project will also include ADA parking and an ADA accessible unisex bathroom.

The Fire District is recommending your Board's approval to renovate and expand Fire Station 71 in order to meet current standards for life-safety operations and public workplace conditions. It is anticipated that the Fire District will return to your Board in December 2006 to request adoption of Fire Station 71 plans and specifications and advertisement for construction bids.

Implementation of Strategic Plan Goals

The proposed project is consistent with the County's Strategic Plan Goal of Service Excellence as it will enhance life-safety services in the Malibu area.

FISCAL IMPACT/FINANCING:

The recommended architectural agreement with Black, O'Dowd & Associates, Inc. includes design, engineering, and construction administration services, as well as a \$12,200 design contingency, at a total cost of \$150,000. Sufficient appropriation is available in the Fire District's FY 2005-06 Final Adopted Capital Projects Budget - Fire Station 71 Expansion/Renovation Project (CP No.70779) to enter into the recommended agreement. The total cost estimate for this project is \$2,163,354. The Project Schedule and Budget Summary are included in Enclosure A.

The proposed project will be funded by the Fire District Accumulated Capital Outlay Fund.

Operating Budget Impact

The proposed renovation and expansion of Fire Station 71 is anticipated to have no impact on the operating budget because there will be no changes to staff or number of vehicles.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The proposed agreement with Black, O'Dowd & Associates, Inc. is for design development services for the renovation and expansion of Fire Station 71, located at 28722 W. Pacific Coast Highway, Malibu. The negotiated fee for plans and specifications is \$137,800. A \$12,200 design contingency for unforeseen site conditions is also included in the agreement.

Black, O'Dowd & Associates is an as-needed vendor under a three-year standing contract with the Fire District, as was approved by your Board on August 3, 2004. A standard professional services contract, in the form previously approved by County Counsel, was used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees were included in the contract with Black, O'Dowd & Associates. As required by your Board, the contract states that the contractor shall notify its employees and shall require each subcontractor to notify its employees, about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Black, O'Dowd & Associates is in compliance with the Community Based Enterprise Program (CBE), the Child Support Compliance Program (L.A. Code Chapter 2.200), and the Contractor Employee Jury Service Program (L.A. Code Chapter 2.203) and is willing to consider the Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

CONTRACTING PROCESS:

On August 3, 2004, your Board approved three-year contracts for six qualified architectural vendors to provide professional and/or technical property services for the Fire District.

The Fire District reviewed the portfolios and past performance histories of all six as-needed architectural vendors before selecting a preferred candidate for completing the proposed project. The Fire District recommends awarding the consulting agreement to Black, O'Dowd & Associates, Inc. in the amount of \$150,000 because it offers the most efficient and effective method to design the proposed project. The negotiated fee for the firm's services has been reviewed by the Fire District and is considered reasonable and cost effective for the scope of work. The firm has held a responsible contracting record with the Fire District for over five years.

This contract opportunity was not listed on the County Office of Small Business Website because the Architect was selected from the Board-approved as-needed vendor list.

IMPACT ON CURRENT SERVICES (OR PROJECTS):

There will be no negative impact on current County services or projects during the design and implementation of the proposed project. Fire services will continue to be provided by existing operational resources assigned to Fire Station 71.

ENVIRONMENTAL DOCUMENTATION:


Award of the architectural agreement is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines and the Environmental Procedures and Guidelines adopted by your Board on November 17, 1987, because it can be seen with certainty that this activity will not have a significant effect on the environment.

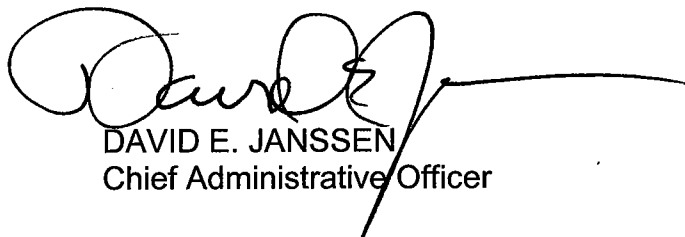
The Fire District will prepare the required environmental documentation for the proposed construction of Fire Station 71 Expansion/Renovation Project and return to your Board to request approval upon completion of the proposed project design phase.

CONCLUSION:

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and one adopted copy to the Fire District.

Respectfully submitted,


P. MICHAEL FREEMAN
Fire Chief


DAVID E. JANSSEN
Chief Administrative Officer

PMF:er

Enclosure: A

c: County Counsel
Auditor-Controller

January 31, 2006

ENCLOSURE A

**FIRE STATION 71 EXPANSION/RENOVATION PROJECT
AWARD ARCHITECTURAL AGREEMENT
(THIRD DISTRICT) (3-VOTES)**

I. PROGRAM SCHEDULE

Project Activity	Scheduled Completion Date
Project Needs Assessment*	11/30/04
Project Feasibility*	3/31/05
Project Program*	6/15/05
Design	
- Construction Document Submittal	9/14/06
- Jurisdictional Approval	11/15/06
Construction Bid and Award	3/06/07
Construction	
- Substantial Completion	11/09/07
- Project Acceptance	2/05/08

***Indicates completed activity.**

II. Project Cost & Budget Summary

Budget Category	Proposed Project Budget
Land Acquisition	\$ 0
Construction	
(a) Base Construction	\$ 1,400,000
(b) Contingency Fund	\$ 140,000
Subtotal	\$ 1,540,000
Equipment	
(a) Telecommunications	\$ 10,000
(b) Utilities Connection	\$ 15,000
Subtotal	\$ 25,000
Design	
(a) Programming	\$ 80,753
(b) Plans and Specifications	\$ 137,800
(c) Design Contingency	\$ 12,200
Subtotal	\$ 230,753
Consultant Services	\$ 0
Other Expenditures	
(a) Miscellaneous	\$ 25,000
Jurisdictional Review and Plan Check	\$ 10,000
County Services:	
(a) LACoFD Project Management	\$ 140,000
(b) Department of Public Works –AED Services	\$ 190,120
(c) Affirmative Action	\$ 2,500
Subtotal	\$ 332,620
TOTAL	\$ 2,163,354